019.0	0001	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,412,100 / 1,412,100
					USE VALUE: 1,412,100 / 1,412,100
					ASSESSED: 1,412,100 / 1,412,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SHERATON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMAS DARCY GRANT/ TRUSTEE
Owner 2:	DARCY GRANT THOMAS LIVING TR
Owner 3:	
Street 1:	2 SHERATON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAINALI DARCY & BISHAL K -
Owner 2:	-
Street 1:	2 SHERATON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,888 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Wood Shingle Exterior and 3217 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8888.000	768,600	1,500	642,000	1,412,100
Total Card	0.204	768,600	1,500	642,000	1,412,100
Total Parcel	0.204	768,600	1,500	642,000	1,412,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.95 | /Parcel: 438.9

Legal Description

User Acct 13559

GIS Ref

GIS Ref

Insp Date 11/30/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 019.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	768,600	1500	8,888.	642,000	1,412,100	1,412,100	Year End Roll	12/18/2019
2019	101	FV	407,500	0	8,888.	830,800	1,238,300	1,238,300	Year End Roll	1/3/2019
2018	101	FV	238,500	0	8,888.	528,700	767,200	767,200	Year End Roll	12/20/2017
2017	101	FV	238,500	0	8,888.	483,400	721,900	721,900	Year End Roll	1/3/2017
2016	101	FV	238,500	0	8,888.	392,800	631,300	631,300	Year End	1/4/2016
2015	101	FV	228,800	0	8,888.	392,800	621,600	621,600	Year End Roll	12/11/2014
2014	101	FV	228,800	0	8,888.	358,000	586,800	586,800	Year End Roll	12/16/2013
2013	101	FV	228,800	0	8,888.	340,600	569,400	569,400		12/13/2012

!1603!

PRINT

Date	Time
12/10/20	17:10:50

LAST REV

Date	Time
01/16/20	18:26:56

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1603

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAINALI DARCY &	1505-14	1	12/10/2019	Convenience	1	No	No		
FANDEL FRANCIS	1505-14		3/8/2017	Change>Sale	924,000	No	No		FRANCIS X FANDEL D.O.D. 10/28/2016 BK1353 PG1
FANDEL FRANCIS	1353-121		5/15/2008	Family	1	No	No		
	782-84		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2017	1424	Heat App	21,000					
10/16/2017	1356	Solar Pa	5,040	C				
7/13/2017	797	Inter Fi	361,000	O				
4/30/2008	426	Manual	300			G9	GR FY09	WIRE FURNACE
11/20/2001	864	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2018	SQ Returned	MM	Mary M
11/30/2017	MEAS&NOTICE	BS	Barbara S
1/27/2017	Inspected	DGM	D Mann
1/29/2009	Meas/Inspect	294	PATRIOT
11/2/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	263	PATRIOT
9/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13559
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8888		Sq. Ft.	Site		0	85.	0.85	2			View	10					642,011						642,000	

Total AC/HA: 0.20404 | Total SF/SM: 8888 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 642,011 | Spl Credit | Total: 642,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.03154063
Const Adj.:	0.99989998
Adj $ / SQ:	139.244
Other Features:	137628
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	805661
Depreciation:	37060
Depreciated Total:	768600

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 3			HB 1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

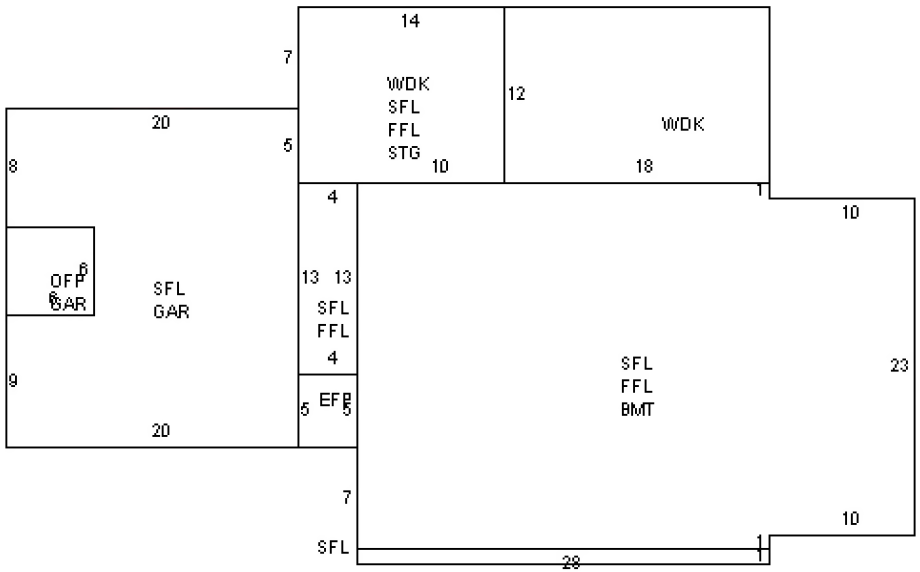
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.19
Special Features:	0	Val/Su Net:	161.81
Final Total:	768600	Val/Su SzAd	279.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,602	139.240	223,069
FFL	First Floor	1,150	139.240	160,131
BMT	Basement	930	73.100	67,986
GAR	Garage	460	20.430	9,399
WDK	Deck	384	8.600	3,304
STG	Storage	168	7.190	1,208
OFP	Open Porch	36	44.000	1,584
EFP	Enclos Porch	20	72.590	1,452
	Net Sketched Area:	4,750	Total:	468,133
Size Ad	2752	Gross Are	4750	FinArea 3217

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
95	Sauna	D	Y	1	5X10	A	AV	2018	31.25	T	5	101			1,500			1,500

More: N	Total Yard Items:	1,500	Total Special Featues:		Total: 1,500